

UNITED STATES DISTRICT COURT  
EASTERN DISTRICT OF CALIFORNIA

CINDY ABSHIRE, et al.,  
Plaintiffs,

v.

GAVIN NEWSOM, in his official  
capacity as Governor of  
California, et al.,  
Defendants.

No. 2:21-cv-00198-JAM-KJN

**ORDER GRANTING STATE, COUNTY,  
AND TOWN DEFENDANTS' MOTIONS TO  
DISMISS WITH PREJUDICE**

Plaintiffs are in the business of providing short term lodging and dining services in Mammoth Lakes California (Mono County). In this case they challenge various State and Regional Public Health Orders enacted to stop the spread of COVID-19. See generally Compl., ECF No. 1. Plaintiffs allege these orders have resulted in: (1) substantive due process violations; (2) procedural due process violations; (3) equal protection violations; (4) uncompensated takings; and (5) commerce clause violations. See generally id. Plaintiffs brought this action

1 against various State, County, and Town officials. Id.  
2 Defendants now move to dismiss.<sup>1</sup>  
3

4 I. FACTUAL ALLEGATIONS AND PROCEDURAL BACKGROUND

5 The facts of this case are familiar to the parties and will  
6 not be repeated in detail here. It involves the COVID-19  
7 pandemic and the state and local governments' response thereto,  
8 which has been paramount to our lives since early 2020. On March  
9 4, 2020, Governor Gavin Newsom declared a State of Emergency in  
10 California due to the threat of COVID-19. Compl. ¶ 46. This was  
11 followed on March 19, 2020 with Executive Order N-33-20, which  
12 directed all residents to shelter in place except as needed to  
13 maintain a continuity of operations of defined critical  
14 infrastructure sectors. Id. ¶¶ 49-50. There has since been a  
15 series of executive orders, public health orders, and guidance  
16 from state and local officials to respond to the evolving nature  
17 of the pandemic in California. See id. ¶¶ 51-72. Following the  
18 State's guidance, Mono County generally mirrored the State's  
19 restrictions in its own public health orders. See id. ¶¶ 82-83,  
20 85-87.

21 Relevant here, the initial public health orders issued in  
22 March 2020 precluded hotels, private property owners, RV parks,  
23 and other rental properties from renting out to the public,  
24 except for essential workers, displaced residents needing  
25 shelter, and for traveler safety. Id. ¶¶ 83, 85, 86, 87. In May  
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27 <sup>1</sup> This motion was determined to be suitable for decision without  
28 oral argument. E.D. Cal. L.R. 230(g). The hearing was scheduled  
for June 8, 2021.

1 2020, Mono County revised the orders to permit RV parks and  
2 campgrounds to operate at 75% capacity; and then followed suit  
3 for hotels and short-term rentals in June 2020. Id. ¶¶ 92, 93.  
4 On August 11, 2020, the County and Town issued an order reducing  
5 capacity to 70% for hotels and short-term rentals in the Town.  
6 Id. ¶¶ 94, 95; Town's Request for Judicial Notice ("Town's RJN")  
7 Ex. A, ECF No. 16.

8 In August 2020, the state adopted the Blueprint for a Safer  
9 Economy and its color-coded tier system. Compl. ¶ 55. Under  
10 this system restaurants were required to: (1) cease all indoor  
11 dining in the purple tier; (2) limit indoor dining to 25% in the  
12 red tier; or (3) limit indoor dining capacity to 50% in the  
13 orange and yellow tiers. Id.

14 By December 2020, California experienced its biggest surge  
15 of COVID-19 cases since the pandemic began. As a result, the  
16 State issued a Regional Stay-at-Home Order that imposed new  
17 restrictions, with the goal of preventing a catastrophic strain  
18 on the State's hospitals and, in particular, intensive care  
19 units. Under the State Regional Stay-at-Home Order, the Southern  
20 California Region, which includes Mono County, was required to  
21 cease all hotel and short-term rentals between December 6, 2020  
22 and January 25, 2021 except for certain mitigation and  
23 containment purposes. See id. ¶¶ 97, 109; County's Request for  
24 Judicial Notice ("County's RJN") Ex. 22, ECF No. 19. After the  
25 State Regional Stay-at-Home Order was lifted for the Southern  
26 California region, hotels and short-term rentals were permitted  
27 to reopen, subject to the same 70% capacity restrictions. Town's  
28 RJN Ex. A, B, C. The Town's January 31, 2021 Public Health Order

1 also required short-term rentals be left vacant for 24 hours  
2 between occupancies. Town's RJN, Ex. C. This was intended to  
3 "disperse visitation to Mammoth Lakes over a longer period of  
4 time thereby avoiding overcrowding and visitor concentration  
5 during 'peak' visitation periods" and to allow time for  
6 sanitization between stays. Id. On February 26, 2021, the Town  
7 issued an order that removed the 70% occupancy limit but retained  
8 the 24-hour vacancy requirement. Town's RJN, Ex. D. On March 9,  
9 2021, the Town rescinded all its prior Public Health Orders that  
10 imposed lodging restrictions, including the 24-hour vacancy  
11 requirement. Town's RJN, Ex. E.

12 On December 9, 2020, the Town sent a letter to the local  
13 lodging community advising them of the restrictions imposed by  
14 the State and County. Town's RJN, Ex F. The letter also  
15 identified the potential consequences for violation of such  
16 orders pursuant to the Town's Municipal Code – fines of up to  
17 \$1,000 per day and potential revocation of the violator's  
18 business tax certification for up to twelve months. Id. During  
19 the period that the State Regional Stay-at-Home Order was in  
20 effect for the Southern California Region, Plaintiff Cindy  
21 Abshire rented out a short-term rental in violation of the Stay-  
22 at-Home Order, resulting in the Town issuing a citation for the  
23 violation on January 21, 2021. Compl. ¶ 112. Similarly, the  
24 Town issued a citation for Plaintiffs Alan and Monica Butt on  
25 December 21, 2020, for violation of the Regional Stay-at-Home  
26 Order when a party was hosted at their property. Id. ¶ 118.

27 On February 1, 2021 Plaintiffs filed the instant action  
28 challenging the constitutionality of the restrictions issued in

1 response to the pandemic. In addition to the individual  
2 Plaintiffs who were issued citations – Cindy and Timothy Abshire  
3 and Alan and Monica Butts – Plaintiffs also include Nomadness  
4 Corporation (“Nomadness”), a corporation that contracts with  
5 property owners to manage, operate, and provide lodging services,  
6 and Mammoth Lakes Business Coalition (the “Coalition”), a  
7 membership association of dining and lodging businesses in  
8 Mammoth Lakes. Id. ¶¶ 19-24. Plaintiffs assert claims against  
9 various officials of the State, Mono County, and Town of Mammoth  
10 Lakes for: (1) substantive due process violations; (2) procedural  
11 due process violations; (3) equal protection violations;  
12 (4) uncompensated takings; and (5) commerce clause violations.  
13 See generally id. Defendants moved to dismiss all of Plaintiffs’  
14 claims. State Defs.’ Mot. to Dismiss, ECF No. 17 (“State’s  
15 Mot.”); County Defs.’ Mot. to Dismiss, ECF No. 18 (“County’s  
16 Mot.”; Town Defs.’ Mot. to Dismiss, ECF No. 15 (“Town’s Mot.”).  
17 Plaintiffs opposed these Motions, Pls.’ Opp’n, ECF No. 29, to  
18 which Defendants responded. State Defs.’ Reply (“State’s  
19 Reply”), ECF No. 32; County Defs.’ Reply (“County’s Reply”), ECF  
20 No. 33; Town Defs.’ Reply (“Town Reply”), ECF No. 31. For the  
21 reasons set forth below, the Court finds Plaintiffs have failed  
22 to state a plausible claim relief and therefore grants  
23 Defendants’ Motions.

## 24 25 II. OPINION

### 26 A. Judicial Notice

27 Defendants all request the Court take judicial notice of  
28 various orders enacted by the State, County, and Town. See

1 State's Request for Judicial Notice ("State's RJN"), ECF No. 17-  
2 2; County's Request for Judicial Notice ("County's RJN"), ECF  
3 No. 19; Town's Request for Judicial Notice ("Town's RJN"), ECF  
4 No. 16. Additionally, State Defendants request the Court take  
5 judicial notice of the Centers for Disease Control and  
6 Prevention's COVID Data Tracker and its publicly reported data,  
7 and the State's Tracking COVID-19 in California dashboard and  
8 its publicly reported data. State's RJN, Ex. 1, 2. Town  
9 Defendants also request the Court take judicial notice of the  
10 transcript of this Court's own decision in Best Supplement  
11 Guide, LLC v. Newsom, No. 20-cv-00965-JAM-CKD (E.D. Cal. Oct.  
12 27, 2020). Town's RJN, Ex G. Plaintiffs do not specifically  
13 oppose the requests for judicial notice but rather point out  
14 that the Court may not accept as true disputed issues of fact  
15 found therein. Pls.' Opp'n to RJN at 1, ECF No. 30.

16 As matters of public record, all the exhibits are proper  
17 subjects of judicial notice. Accordingly, the Court GRANTS all  
18 Defendants' Request for Judicial Notice. However, the Court  
19 takes judicial notice only of "the contents of the documents,  
20 not [the] truth of those contents." Gish v. Newsom, No. EDCV  
21 20-755-JGB(KKx), 2020 WL 1979970 at \*2 (C.D. Cal. April 23,  
22 2020).

23 B. 12(b)(1) Motions

24 A defendant may move to dismiss for lack of subject matter  
25 jurisdiction pursuant to Rule 12(b)(1) of the Federal Rules of  
26 Civil Procedure. Fed. R. Civ. P. 12(b)(1). If the plaintiff  
27 lacks standing under Article III of the United States  
28 Constitution then the court lacks subject-matter jurisdiction,

1 and the case must be dismissed. See Maya v. Centex Corp., 658  
2 F.3d 1060, 1067 (9th Cir. 2011). Once a party has moved to  
3 dismiss for lack of subject-matter jurisdiction under Rule  
4 12(b)(1), the opposing party bears the burden of establishing  
5 the court's jurisdiction. See Kokkonen v. Guardian Life Ins.  
6 Co., 511 U.S. 375, 377 (1994).

7 1. Standing

8 Article III of the Constitution limits the jurisdiction of  
9 federal courts to actual "Cases" and "Controversies." U.S.  
10 Const. art. III, § 2. "One element of the case-or-controversy  
11 requirement is that plaintiffs must establish that they have  
12 standing to sue." Clapper v. Amnesty Int'l USA, 568 U.S. 398,  
13 408 (2013) (internal quotation marks and citation omitted). To  
14 establish standing "a plaintiff must show (1) [they have]  
15 suffered an injury in fact that is (a) concrete and  
16 particularized and (b) actual or imminent, not conjectural or  
17 hypothetical; (2) the injury is fairly traceable to the  
18 challenged action of the defendant; and (3) it is likely, as  
19 opposed to merely speculative, that the injury will be redressed  
20 by a favorable decision." Friends of the Earth, Inc. v. Laidlaw  
21 Envntl. Serv. Inc., 528 U.S. 167, 180-81 (2000).

22 An organization has standing to sue on behalf of its  
23 members when: (1) its members would otherwise have standing to  
24 sue in their own right; (2) the interests it seeks to protect  
25 are germane to the organization's purpose; and (3) neither the  
26 claim asserted nor the relief requested requires the  
27 participation of individual members in the lawsuit. Hunt v.  
28 Wash. State Apple Advert. Comm'n, 432 U.S. 333, 343 (1977).

1 Plaintiff Coalition is a membership association of dining  
2 and lodging establishments in Mammoth Lakes. Compl. ¶ 15. In  
3 their complaint, Plaintiffs request compensatory damages in the  
4 amount of \$500,000 or such other amount to be proven at trial  
5 against the County and Town Defendants. Compl. at 55-56.  
6 However, as the County and Town point out, that relief requires  
7 the participation of Coalition's individual members to determine  
8 what, if any, damages they have incurred. Town Mot. at 6;  
9 County Mot. at 5. Plaintiffs failed to address this in  
10 opposition and the Court finds that such a determination cannot  
11 be made without the individual members participation. See Opp'n  
12 at 19. Accordingly, Plaintiff Coalition lacks standing to seek  
13 compensatory damages. Hunt, 432 U.S. at 343 (an organization  
14 does not have standing to sue on behalf of its members when the  
15 relief requested requires the participation of individual  
16 members in the lawsuit.)

17 "Even when the plaintiff has alleged an injury sufficient  
18 to meet the 'case or controversy' requirement [. . .] the  
19 plaintiff generally must assert his own legal rights and  
20 interests, and cannot rest his claim to relief on the legal  
21 rights or interests of third parties." Warth v. Seldin, 422  
22 U.S. 490, 499 (1975). The Supreme Court has recognized that  
23 "there may be circumstances where it is necessary to grant a  
24 third party standing to assert the rights of another" but has  
25 set forth two additional requirements. Kowalski v. Tesmer, 543  
26 U.S. 125, 129-30 (2004). First, the party asserting the right  
27 must have a close relationship with the person who possesses the  
28 right. Id. at 130. Second, there must be some sort of



1 hinderance to the possessor's ability to protect their own  
2 interest. Id.

3 Plaintiff Nomadness is a California corporation that  
4 manages, operates, and provides lodging services to customers,  
5 under contract with property owners. Compl. ¶ 23. While the  
6 orders may indirectly affect Nomadness, the rights it seeks to  
7 assert are those of the property owners and businesses with  
8 which it contracts. Plaintiffs again fail to address this  
9 argument, merely stating Nomadness has suffered financially as a  
10 result of the orders. Opp'n at 19. But this is not enough to  
11 assert the legal rights of third parties. See Warth, 422 U.S.  
12 at 499; Kowalski, 543 U.S. at 129-30. Plaintiffs point to no  
13 authority, and the Court is aware of none, that the contractual  
14 relationship in this case is sufficient to allow Nomadness to  
15 assert the legal rights of those business and property owners.  
16 See Kowalski, 543 U.S. at 130. Further, there is no indication  
17 that those third parties are unable to assert their own rights.  
18 Accordingly, Nomadness has failed to establish standing.<sup>2</sup>

19 2. Mootness

20 "A case becomes moot—and therefore no longer a 'Case' or  
21 'Controversy' for purposes of Article III—when the issues  
22

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23 <sup>2</sup> While the Town Defendants appear to raise this argument as a  
24 12(b)(1) motion, see generally Town's Mot., the Court notes  
25 prudential standing issues are decided under 12(b)(6) in this  
26 circuit. See Doe v. Hamburg, No. C-12-3412 EMC, 2013 WL 3783749,  
27 at \*5 (N.D. Cal. July 16, 2013); see also Ray Charles Foundation  
28 v. Robinson, 759 F.3d 1109, 1118 (9th Cir. 2015) ("Historically,  
courts have treated the limitation on third-party standing as a  
prudential principle that requires plaintiffs to assert their own  
legal rights.") However, for clarity, the Court addresses it  
with the other standing considerations.

1 presented are no longer 'live' or the parties lack a legally  
2 cognizable interest in the outcome." Rosebrock v. Mathis, 745  
3 F.3d 963, 971 (9th Cir. 2014) (internal citations omitted).  
4 However, voluntary cessation of challenged conduct does not  
5 necessarily render a case moot. Id. This is because "dismissal  
6 for mootness would permit a resumption of the challenged conduct  
7 as soon as the case is dismissed." Id. Courts presume that a  
8 government entity is acting in good faith when it changes its  
9 policy. Id. But courts "are less inclined to find mootness  
10 where the new policy could be easily abandoned or altered in the  
11 future." Id. at 972 (internal citation omitted). Finally, the  
12 party asserting mootness bears a "heavy burden" to show that  
13 "the challenged conduct cannot reasonably be expected to  
14 reoccur." Id.

15 On June 15, 2021, the Governor rescinded the vast majority  
16 of the State's COVID-19-related industry restrictions. See  
17 Beyond the Blueprint for Industry and Business Sectors Effective  
18 June 15, available at [https://www.cdph.ca.gov/Programs/CID/DCDC/](https://www.cdph.ca.gov/Programs/CID/DCDC/</a></u><br/>19 <u><a href=)  
20 [Pages/COVID-19/Beyond-Blueprint-Gramework.aspx](https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/Beyond-Blueprint-Gramework.aspx). In light of  
21 this development, the Court requested supplemental briefing on  
22 the issue of mootness. See Order, ECF No. 35.

23 Plaintiffs contend the case is not moot under the voluntary  
24 cessation doctrine, as the uncertainty of the pandemic means  
25 Plaintiffs are under the constant threat of reinstatement of the  
26 prior restrictions and Defendants retain the authority to do so.  
27 Pls.' Suppl. Brief at 4, ECF No. 37. Defendants however argue  
28 that because of widespread vaccinations in the state "it is  
absolutely clear the allegedly wrongful behavior could not

1 reasonably be expected to recur” rendering Plaintiffs’ claims  
2 for injunctive and declaratory relief moot. State Defs.’ Suppl.  
3 Brief at 5-6, ECF No. 36.

4 The Court agrees with Plaintiffs that their claims for  
5 injunctive and declaratory relief are not moot under the  
6 voluntary cessation doctrine. While Defendants have rescinded  
7 the challenged orders “largely because of improved vaccine  
8 availability and the overall decline in Covid-19 cases and  
9 hospitalizations [. . .] it remains the case that the only  
10 certainty about the future course of this pandemic is  
11 uncertainty.” Jones v. Cuomo, No. 20 CIV. 4898 (KPF), 2021 WL  
12 2269551, at \*5 (S.D.N.Y. June 2, 2021) (internal quotation marks  
13 and citation omitted). While vaccinations are a promising  
14 development, the pandemic is not over. New variants and vaccine  
15 hesitancy make it plausible that Defendants may determine it  
16 necessary to reimpose restrictions. Accordingly, Defendants  
17 have not demonstrated that “the challenged conduct cannot  
18 reasonably be expected to reoccur.” Rosebrock, 745 F.3d at 972.

19 C. 12(b)(6) Motions

20 A Rule 12(b)(6) motion challenges the complaint as not  
21 alleging sufficient facts to state a claim for relief. Fed. R.  
22 Civ. P. 12(b)(6). “To survive a motion to dismiss [under  
23 12(b)(6)], a complaint must contain sufficient factual matter,  
24 accepted as true, to state a claim for relief that is plausible  
25 on its face.” Ashcroft v. Iqbal, 556 U.S. 662, 678 (2009)  
26 (internal quotation marks and citation omitted). While  
27 “detailed factual allegations” are unnecessary, the complaint  
28 must allege more than “[t]hreadbare recitals of the elements of

1 a cause of action, supported by mere conclusory statements.”  
2 Id. “In sum, for a complaint to survive a motion to dismiss,  
3 the non-conclusory ‘factual content,’ and reasonable inferences  
4 from that content, must be plausibly suggestive of a claim  
5 entitling the plaintiff to relief.” Moss v. U.S. Secret Serv.,  
6 572 F.3d 962, 969 (9th Cir. 2009).

7 1. Substantive Due Process Claim

8 “Substantive due process cases typically apply strict  
9 scrutiny in the case of a fundamental right and rational basis  
10 review in all other cases.” Witt v. Dep’t of Air Force, 527  
11 F.3d 806, 817 (9th Cir. 2008). Although there is a “generalized  
12 due process right to choose one’s field of private employment,”  
13 subject to reasonable regulations, “[t]hese cases all deal with  
14 a complete prohibition of the right to engage in a calling,”  
15 rather than a brief interruption in a party’s ability to work.  
16 Conn v. Gabbert, 526 U.S. 286, 292 (1999). Neither the Supreme  
17 Court nor the Ninth Circuit has ever recognized the right to  
18 work or pursue a business enterprise as a fundamental right  
19 warranting higher scrutiny. Saga v. Tenorio, 384 F.3d 731, 743  
20 (9th Cir. 2004) (“the Court has never held that the right to  
21 pursue work is a fundamental right”); see also Slidewaters LLC  
22 v. Washington State Dep’t of Lab. & Indus., 2021 WL 2836630 at  
23 \*7 (9th Cir. 2021) (instructing “the right to pursue a common  
24 calling is not considered a fundamental right” and the “proper  
25 test for judging the constitutionality of statutes regulating  
26 economic activity is whether the legislation bears a rational  
27 relationship to a legitimate state interest.”)

28 To the extent Plaintiffs argue that the orders implicate

1 the right to interstate travel, Pls.' Opp'n at 6-8, they are  
2 precluded from asserting the rights of their out-of-state  
3 guests. See Warth v. Seldin, 422 U.S. 490, 499 (1975)  
4 ("plaintiff generally must assert his own legal rights and  
5 interests, and cannot rest his claim to relief on the legal  
6 rights or interests of third parties.") Further, neither the  
7 Supreme Court nor the Ninth Circuit has recognized a  
8 constitutional right to intrastate travel. Best Supplement  
9 Guide, LLC v. Newsom, 20-cv-00965-JAM-CKD, 2020 WL 2615022, at  
10 \*5 (E.D. Cal. May 22, 2020). Because the orders do not  
11 implicate a fundamental right, they are constitutional so long  
12 as they are rationally related to a legitimate governmental  
13 interest.

14 It is uncontroverted that "[t]here is a legitimate state  
15 interest in preventing the spread of COVID-19, a deadly  
16 contagious disease." Slidewaters LLC, 2021 WL 2836630 at \*7;  
17 see also Roman Cath. Diocese of Brooklyn v. Cuomo, 141 S.Ct. 63,  
18 67 (2020) ("Stemming the spread of COVID-19 is unquestionably a  
19 compelling interest.") The remaining issue then is whether  
20 Defendants' actions are rationally related to this interest.  
21 The Court finds the challenged orders meet the requirements of  
22 rational basis review as a matter of law.

23 Restrictions on lodgings, hotels, and short-term rentals  
24 are rationally related to the goal of limiting the spread of  
25 COVID-19. Defendants, in enacting these restrictions,  
26 considered the ability to physically distance between  
27 individuals from different households. State's RJN, Ex. 3.  
28 Lodgings and hotels, by their nature, tend to host people from

multiple households and from different communities. Mixing of different households increases the chance of the virus spreading because each person infected at a hotel or lodging would bring the virus back to their household and community. State's Mot. at 7. It is therefore rational for the State to require lodgings, hotels, and short-term rentals to take measures to help prevent or slow the spread of COVID-19.

Restrictions on restaurants are also rational as eating and drinking requires the removal of masks, making transmission more likely. Id. Additionally, as with lodgings, restaurants tend to host people from numerous households for an extended period of time, creating the risk that one sick person will spread the disease to multiple households.

Plaintiffs' substantive due process claim thus fails as a matter of law. Because no additional fact discovery would alter this conclusion, Plaintiffs' first claim is dismissed with prejudice. See Deveraturda v. Globe Aviation Sec. Servs. 454 F.3d 1043, 1046 (9th Cir. 2006 (explaining a district court need not grant leave to amend where amendment would be futile)).

## 2. Procedural Due Process Claim

When the action complained of is legislative in nature – government decisions that affect large areas and are not directed at one or a few individuals – the constitutional procedural due process requirements of individual notice and hearing are not implicated. Halverson v. Skagit Cty., 42 F.3d 1257, 1260-61 (9th Cir. 1994), as amended on denial of reh'g (Feb. 9. 1995). "General notice as provided by law is sufficient." Id.

1 Here, the orders in question are ones of general  
2 applicability affecting the entire State, County, and Town.  
3 They are not directed at one or a few individuals. Accordingly,  
4 general notice as provided by law was sufficient and Plaintiffs  
5 have failed to state a claim for a procedural due process  
6 violation.<sup>3</sup> Id. The Court further finds that amendment would be  
7 futile and dismisses this claim with prejudice. See Deveraturda,  
8 454 F.3d. at 1046.

9 3. Equal Protection Claim

10 Under the Equal Protection Clause, "[w]hen no suspect class  
11 is involved and no fundamental right is burdened, [courts] apply  
12 a rational basis test to determine the legitimacy of the  
13 classification." Kahawaiolaa v. Norton, 386 F.3d 1271, 1277-78  
14 (9th Cir. 2004).

15 As discussed above, the orders at issue do not burden a  
16 fundamental right. Nor are the owners of hotels, lodgings,  
17 short-term rentals, and restaurants a suspect class.  
18 Accordingly, rational basis applies. For the same reasons set  
19 forth above, the Court finds the orders are rationally related  
20 to Defendants' legitimate interest in reducing the spread of  
21 COVID-19. Even if, as Plaintiffs contend, non-essential lodging  
22 was prohibited while other non-essential, equally risky business  
23 was allowed, the orders still survive rational basis review.  
24 Opp'n at 14 (citing Compl. ¶ 136). Defendants are "not required  
25 to draw a perfect line in determining which individual business

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26 <sup>3</sup> Plaintiffs' argument that the orders failed to comply with  
27 California law, Opp'n at 15, is precluded under Pennhurst. See  
28 Pennhurst State Sch. & Hosp. v. Halderman, 465 U.S. 89, 106  
(1984).

1 can safely open and which cannot.” Slidewaters LLC, 2021 WL  
2 2836630 at \*8. This claim is also dismissed with prejudice as  
3 the Court finds amendment would be futile. See Deveraturda, 454  
4 F.3d at 1046.

5 4. Takings Claim

6 “The Takings Clause of the Fifth Amendment, made applicable  
7 to the states through the Fourteenth, provides that private  
8 property shall not be taken without just compensation.” Lingle  
9 v. Chevron U.S.A Inc., 544 U.S. 528, 536 (2005). The Supreme  
10 Court has “recognized that government regulation of private  
11 property may in some instances, be so onerous” that it amounts  
12 to a taking. Id. at 537. A regulation constitutes an  
13 unconstitutional taking when: (1) it requires an owner to suffer  
14 a permanent physical invasion of its property; (2) it completely  
15 deprives an owner of all economically beneficial use of its  
16 property; or (3) upon evaluation of the factors set forth in  
17 Penn Central it is deemed to be an impermissible invasion of the  
18 owners property rights. Id. at 538. Under Penn Central, to  
19 determine whether a regulation constitutes a taking courts  
20 consider: (1) the economic impact on the claimant; (2) the  
21 extent to which the regulation has interfered with distinct  
22 investment-backed expectations; and (3) the character of the  
23 governmental action. Penn Cent. Transp. Co. v. City of New  
24 York, 438 U.S. 104, 125 (1978).

25 Plaintiffs argue that under the Penn Central factors, the  
26 orders have amounted to a taking because they have reduced  
27 Plaintiffs’ profits and their investment-backed expectations  
28 that they would be able to use the property for short term



1 lodging and dining. Opp'n at 17. Plaintiffs also argue that  
2 the character of the regulation weighs in favor of finding a  
3 taking since they were not implemented through the legislative  
4 process. Id.

5 But, as the Court explained in Penn Central, the relevant  
6 inquiry is whether the government interference can be  
7 characterized as a physical invasion rather than an  
8 "interference aris[ing] from some public program adjusting the  
9 benefits and burdens of economic life to promote the common  
10 good." Penn Cent., 438 U.S. at 124. "A 'taking' may more  
11 readily be found when the interference with property can be  
12 characterized as a physical invasion by the government." Id.  
13 The Court did not suggest, as Plaintiffs do here, that the  
14 characterization of the action as executive rather than  
15 legislative is relevant to the takings analysis.

16 Further, where a state has "reasonably concluded that 'the  
17 health, safety, morals, or general welfare' would be promoted by  
18 prohibiting particular contemplated uses of land, [the Supreme]  
19 Court has upheld land-use regulations that destroyed or  
20 adversely affected recognized real property interests." Penn  
21 Cent., 438 U.S. at 125. For example, Mugler v. Kansas involved  
22 a challenge to Kansas' restrictions on the sale of alcohol. 123  
23 U.S. 623, 659-60 (1887). Challengers, brewery businesses,  
24 argued that the prohibition interfered with their investment-  
25 backed expectation when they bought the property that they could  
26 use it as a brewery. Id. at 664. The Supreme Court, however,  
27 rejected their argument that this amounted to a taking requiring  
28 compensation. Id. Key to the Court's ruling was that the State

1 had determined the sale of alcohol to be detrimental to public  
2 health. Id. at 668-69. The Court noted that:

3 A prohibition simply upon the use of property for  
4 purposes that are declared, by valid legislation, to  
5 be injurious to the health, morals, or safety of the  
6 community, cannot, in any just sense, be deemed a  
7 taking or an appropriation of property for the public  
8 benefit. Such legislation does not disturb the owner  
in the control or use of his property for lawful  
purposes, nor restrict his right to dispose of it, but  
is only declared by the state that its use by anyone,  
for certain forbidden purposes, is prejudicial to the  
public interest.

9 Id. While Mugler was decided pre-Penn Central, it is  
10 instructive on how general prohibitions on the use of land to  
11 protect public health should be considered under the factors  
12 today. Plaintiffs here, short-term lodging and restaurant  
13 businesses, argue, as the challengers did in Mugler, that the  
14 orders interfered with their investment-backed expectations that  
15 they could use their property as such. Opp'n at 17. But like  
16 in Mugler, that the government forbade certain property uses it  
17 determined to be injurious to public health does not constitute  
18 a taking. Plaintiffs were still able to use their property for  
19 lawful purposes or dispose of it. Further, under the orders,  
20 Plaintiffs were not prohibited from operating their businesses  
21 entirely but rather were subject to certain restrictions.  
22 States' Mot. at 9. While Plaintiffs may have lost profits as a  
23 result, this does not amount to a taking. See PCG-SP Venture I  
24 LLC v. Newsom, No. EDCV201138JGBKKX, 2020 WL 4344631, at \*10  
25 (C.D. Cal. June 23, 2020) ("To the extent the Orders temporarily  
26 deprive Plaintiffs of the use and benefit of its hotel, the  
27 Takings Clause is indifferent. The State is entitled to  
28 prioritize the health of the public over the property rights of

1 the individual.") Thus, this claim is dismissed with prejudice  
2 because the Court finds amendment would be futile. See  
3 Deveraturda, 454 F.3d at 1046.

4 5. Dormant Commerce Clause Claim

5 "Although the Commerce Clause is by its text an affirmative  
6 grant of power to Congress to regulate interstate and foreign  
7 commerce, the Clause has long been recognized as a self-  
8 executing limitation on the power of the States to enact laws  
9 imposing substantial burdens on such commerce." Nat'l Ass'n of  
10 Optometrists & Opticians v. Harris, 682 F.3d 1144, 1147 (9th  
11 Cir. 2012) (quoting South-Centr. Timber Dev., Inc. v. Wunnicke,  
12 467 U.S. 82, 87 (1984)). This limitation on the states to  
13 regulate commerce is "known as the dormant Commerce Clause."  
14 Id. The primary purpose of the dormant Commerce Clause is to  
15 prohibit "statutes that discriminate against interstate  
16 commerce" by providing benefits to "in-state economic interests"  
17 while "burdening out-of-state competitors." Id. at 1148  
18 (internal quotation marks and citations omitted).

19 "If a statute discriminates against out-of-state entities  
20 on its face, in its purpose, or in its practical effect, it is  
21 unconstitutional unless it 'serves a legitimate local purpose,  
22 and this purpose could not be served as well by available  
23 nondiscriminatory means.'" Rocky Mountain Farmers Union v.  
24 Corey, 730 F.3d 1070, 1087 (9th Cir. 2013) (quoting Maine v.  
25 Taylor, 477 U.S. 131, 138 (1986)). "Absent discrimination, [the  
26 Court] will uphold the law 'unless the burden imposed on  
27 [interstate] commerce is clearly excessive in relation to the  
28 putative local benefits.'" Id. at 1087-88 (quoting Pike v.

1 Bruce Church, Inc., 397 U.S. 137, 142 (1970)). "The party  
2 challenging the statute bears the burden of showing  
3 discrimination." Black Star Farms, LLC v. Oliver, 600 F.3d  
4 1225, 1230 (9th Cir. 2010).

5 Here, the orders are facially neutral, as they apply to  
6 lodgings and restaurants regardless of their ties to interstate  
7 commerce. See Int'l Franchise Ass'n, Inc. v. City of Seattle,  
8 803 F.3d 389, 400 (9th Cir. 2015). Nor is there any indication  
9 that the purpose of the orders is to discriminate rather than  
10 advance the legitimate objective of curbing the spread of COVID-  
11 19. Rocky Mountain Farmers Union, 730 F.3d at 1097-98 ("The  
12 party challenging a regulation bears the burden of establishing  
13 that a challenged statute has a discriminatory purpose or effect  
14 under the Commerce Clause. We will assume that the objectives  
15 articulated by the legislature are actual purposes of the  
16 statute, unless an examination of the circumstances forces us to  
17 conclude that they could not have been a goal of the  
18 legislation.") And any incidental effect on interstate commerce  
19 is not substantially outweighed by the local benefits of  
20 reducing the spread of COVID-19, a contagious and deadly  
21 disease. See Chinatown Neighborhood Ass'n v. Harris, 794 F.3d  
22 1136, 1146-47 (9th Cir. 2015) (finding no significant  
23 interference with interstate commerce when the regulation  
24 addressed legitimate matters of local concern and did not  
25 involve the regulation of activities that were inherently  
26 national or require a uniform system of regulation); see also  
27 Hopkins Hawley LLC v. Cuomo, No. 20-CV-10932 (PAC), 2021 WL  
28 465437, at \*8 (S.D.N.Y. Feb. 9, 2021) ("even assuming that the

1 Dining Policy has imposed incidental burdens on interstate  
2 commerce—for example, on out-of-state restaurant suppliers or  
3 interstate travelers—the Plaintiffs have not shown that these  
4 burdens are ‘incommensurate’ with the local benefit of  
5 mitigating further transmission of the COVID-19 virus.”)  
6 Accordingly, Plaintiffs have failed to state a plausible dormant  
7 Commerce Clause claim and Defendants’ motion to dismiss this  
8 final claim is granted with prejudice, as the Court finds that  
9 amendment would be futile. See Deveraturda, 454 F.3d at 1046.

10  
11 III. ORDER

12 For the reasons set forth above, the Court GRANTS  
13 Defendants’ Motions to Dismiss all claims against them WITH  
14 PREJUDICE.

15 IT IS SO ORDERED.

16 Dated: August 4, 2021

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19 JOHN A. MENDEZ,  
20 UNITED STATES DISTRICT JUDGE  
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